

**ZB# 87-1**

**Order of St. Helena**

**37-1-48**

# #87-1 - Order of St. Helena - Fence

Prelim.  
1/12/87.

Public Hearing

~~1/26/87.~~ 2/23/87.

Notice to Sentinel  
on 1/26/87.

Hearing  
Cancelled.

S 49-6-9.

S. 37-1-50.12.

Pat: Reg. that fee  
be waived.

Financed for fence.

Approved -  
1/23/87.

Fee waived by  
2/23/87.

Fee  
Waived by ZBA - 2/23/82.  
~~fee~~ (50.00)

NEW WINDSOR ZONING BOARD OF APPEALS

In the Matter of the Application of  
ORDER OF ST. HELENA

DECISION GRANTING  
AREA VARIANCE FOR  
FENCE

#86-51.

WHEREAS, ORDER OF ST. HELENA, a religious corporation with its principal place of business on Route 94, New Windsor, New York 12550, has made application before the Zoning Board of Appeals for an area variance for purposes of construction of an 8 ft. fence along a portion of its property in an R-4 zone ; and

WHEREAS, a public hearing was held on the 23rd day of February, 1987 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant's agent appeared; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to construct an 8 ft. fence for purposes of privacy to enclose a portion of the convent which is located on Rocky Lane and the Butterhill Subdivision.

3. The evidence presented by the applicant substantiated the fact that the proposed construction would not be detrimental to the neighboring residential properties.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the variance requested is not granted due to the fact that a portion of the convent borders a residential area and residents of the convent require privacy for prayer and meditation.

2. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood which is residential in nature.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a variance for construction of an 8 ft. fence in accordance with plans submitted at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: March 9, 1987.

  
Chairman



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

February 24, 1987

ORDER OF ST. HELENA  
P. O. Box 426  
Vails Gate, N. Y. 12584

Attn: Sister Cintra

RE: APPLICATION FOR AREA VARIANCE - FENCE  
#87-1

Dear Sister Cintra:

This is to confirm that the Zoning Board of Appeals made a decision to approve your above application at the February 23, 1987 meeting.

Formal decision will be drafted at a later date and forwarded to you by return mail.

Very truly yours,

PATRICIA A. BARNHART  
Secretary

/pab

cc: Town Planning Board  
Town Building Inspector Babcock

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 87-1

Date: 1/8/87

I. Applicant Information:

- (a) Order of St. Helena, P.O. Box 426, Vails Gate, NY x  
(Name, address and phone of Applicant) (Owner)  
(b) -  
(Name, address and phone of purchaser or lessee)  
(c) -  
(Name, address and phone of attorney)  
(d) -  
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance  
☒ Area Variance - fence ☐ Special Permit

III. Property Information:

- (a) R-4 Same as above 37-1-48  
(Zone) (Address) (S B L) (Lot size)  
(b) What other zones lie within 500 ft.? C zone  
(c) Is a pending sale or lease subject to ZBA approval of this application? N/A  
(d) When was property purchased by present owner? 1953  
(e) Has property been subdivided previously? NO When? -  
(f) Has property been subject of variance or special permit previously? NO When? -  
(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO  
(h) Is there any outside storage at the property now or is any proposed? Describe in detail: N/A

IV. ~~Use Variance:~~

- ~~(a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_~~

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

---



---



---



---

V. Area variance: Fence

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-14A, Table of        Regs., Col.       .

\*\*\* Supplementary Yard Regs.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* <u>      </u> %	<u>      </u> %	<u>      </u> %
Floor Area Ratio**		

Fence \*\*\*

\* Residential Districts only

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

An 8' fence is needed for privacy purposes along a portion of the convent property.

---



---



---

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section       , Table of        Regs., Col.       .

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	<u>      </u> sq.ft.	<u>      </u> sq.ft.	<u>      </u> sq.ft.



- (b) ~~Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.~~

~~\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_~~

- (c) ~~What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?~~

~~\_\_\_\_\_  
\_\_\_\_\_~~

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.
- (b) ~~Describe in detail the use and structures proposed for the special permit.~~

~~\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_~~

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

*There will be no changes to the neighboring properties which will remain R-4 - Residential in nature.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector. *notice of disapproval*
- ☒ Copy of tax map showing adjacent properties.
- ☒ *N/A* Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ *N/A* Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date Jan. 12, 1987.

STATE OF NEW YORK )  
COUNTY OF ORANGE ) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

\_\_\_\_\_  
(Applicant)

Sworn to before me this  
\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_.
- (b) Variance is \_\_\_\_\_.
- Special Permit is \_\_\_\_\_.
- (c) Conditions and safeguards: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.

2/23/87

Public Hearing - Order of St. Helena #87-1

Name:

Sr. Andrea, O.S.B.  
ELIAS D. GREAS

Address:

P.O. 426 Vails Gate, NY 12584  
33 QUASSACK AVE, NEW WINDSOR, NY 12170



555 UNION AVENUE  
NEW WINDSOR, NEW YORK

13

Re: Variance List - 49-6-9 & 37-1-63

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

Very truly yours,

CEJ/po

General Receipt			1032												
<b>TOWN OF NEW WINDSOR</b> 555 Union Avenue New Windsor, N. Y. 12550			Date <u>February 10</u> 19 <u>89</u>												
Received of <u>Convent of St. Nicholas</u>			\$ <u>10.00</u>												
<u>Five and 00/100</u>			DOLLARS												
For <u>Quinquennial Anniversary Feast</u>															
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; padding: 2px;">FUND</th> <th style="text-align: center; padding: 2px;">CODE</th> <th style="text-align: center; padding: 2px;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;"><u>Religious History</u></td> <td style="padding: 2px;"></td> <td style="text-align: center; padding: 2px;"><u>10.00</u></td> </tr> <tr> <td style="padding: 2px;"> </td> <td style="padding: 2px;"> </td> <td style="padding: 2px;"> </td> </tr> <tr> <td style="padding: 2px;"> </td> <td style="padding: 2px;"> </td> <td style="padding: 2px;"> </td> </tr> </tbody> </table> </div> <div style="width: 65%;">           By <u>Pauline M. Gorman</u> <u>1032</u>  <u>Town Clerk</u> </div> </div>				FUND	CODE	AMOUNT	<u>Religious History</u>		<u>10.00</u>						
FUND	CODE	AMOUNT													
<u>Religious History</u>		<u>10.00</u>													
<small>Account of Law Book Co., Rochester, N. Y. 14609</small>			Title												

Greeney, Charles T.  
2 Rocky Lane  
New Windsor, NY 12550

Ottway, Kurt Jr. & Meta  
1 Rocky Lane  
New Windsor, NY 12550

McGrath, Richard  
3 Rocky Lane  
New Windsor, NY 12550

Bak, George J. & Anna M.  
5 Rocky Lane  
New Windsor, NY 12550

Miller, Arthur & Renee  
7 Rocky Lane  
New Windsor, NY 12550

Maisonet, Marilyn  
9 Rocky Lane  
New Windsor, NY 12550

Zgrodek, Stanley A. & Clara M.  
6 Rocky Lane  
New Windsor, NY 12550

Preston, William G. & Anna  
8 Rocky Lane  
New Windsor, NY 12550

Deering, Joseph  
4 Rocky Lane  
New Windsor, NY 12550

The McQuade Foundation  
PO Box 4064  
New Windsor, NY 12550

Krom, George R. Jr. & Donald T.  
11 Maple Avenue  
Cornwall on Hudson, NY 12520

Cornwall Paper Mills Co.  
Suite 360, 300 Executive Drive  
West Orange, NJ 07052

The Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals  
of the TOWN OF NEW WINDSOR, New York will hold a  
Public Hearing pursuant to Section 48-34A of the  
Zoning Local Law on the following proposition:

Appeal No. 1

Request of ORDER OF ST. HELENA

for a VARIANCE ~~XXXXXXXXXXXX~~ of  
the regulations of the Zoning Local Law to  
permit installation of 8 ft. chainlink fence  
along a portion of the boundary line of property;

being a VARIANCE ~~XXXXXXXXXXXX~~ of  
Section 48-14C(1) - Supplementary Yard Regs.  
for property situated as follows:

701 Blooming Grove Tpk., New Windsor, N. Y.

SAID HEARING will take place on the 23rd day of  
February, 1987, at the New Windsor Town Hall,  
555 Union Avenue, New Windsor, N. Y. beginning at  
7:30 o'clock P. M.

JACK BABCOCK  
Chairman

②

Pat  
Prelim.  
1/12/87.

TOWN OF NEW WINDSOR  
ORANGE COUNTY, N. Y.  
OFFICE OF ZONING - BUILDING INSPECTOR

Apr 5  
12/14/86 furnished

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. ....

Date ..... 12/10 ..... 1986

To: Order of St. Helena  
P.O. Box 426 ..... (562-0592)  
Hails Gate, New York 12584 ~~12584~~ attn: Sister Cynthia

PLEASE TAKE NOTICE that your application dated ..... 12/10 ..... 1986  
for permit to Install 8 Foot FENCE along Property Line  
at the premises located at Route 94

is returned herewith and disapproved on the following grounds:

CANNOT Put A FENCE no Higher than 4 Foot on Property  
Line - A Fence 8 Foot high <sup>MUST</sup> ~~must~~ be 10 Ft off Property  
Line - R-4 Zone Article V - Supplementary Yard Regulations  
48-14 A

8' ChainLink fence

John Finnegan Zoning Inspector  
Building Inspector

Requirements  
Min. Lot Area

Proposed or  
Available

Variance  
Request

HPS  
12/14/86 furnished

## NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. ....

Date 12/10, 1986.

To Order of St. Helena

P.O. Box 426 (562-0592)

Univs Gate, New York 12584 ~~12584~~ attn: Sister Centra

PLEASE TAKE NOTICE that your application dated 12/10, 1986

for permit to Install 8 Foot FENCE Along Property Line

at the premises located at Route 94

is returned herewith and disapproved on the following grounds:

CANNOT Put R FENCE NO HIGHER THAN 4 Foot ON Property  
 Line - A fence 8 Foot high <sup>MUST</sup> ~~must~~ be 10 Ft OFF Property  
 Line - R-4 Zone Article V - Supplementary Yard Regulations  
 48-14 A

8' ChainLink fence.

John Finnegan Zoning Inspector  
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		

\* Residential Districts only

\*\* Non-residential districts only



Name of Owner of Premises ..... ORDER OF ST. HELENA .....  
Address..... P. O. Box 426, Vails Gate, New York ..... Phone ..... 914-562-0592 .....  
Name of Architect..... N/A .....  
Address..... ..... Phone .....  
Name of Contractor .... American Fence Company (Frank H. Girardin) .....  
Address..... Campbell Hall, New York 10916 ..... Phone .. 914-427-5894 .....  
State whether applicant is owner, lessee, agent, architect, engineer or builder..... owner .....  
If applicant is a corporation, signature of duly authorized officer.

*St. Andrew, A.H., V. Pres. of Corporation*  
(Name and title of corporate officer)

- Southeast section at  
intersection of Highway 94 and Forge Hill Road  
1. On what street is property located? On the ..... side of .....  
(N. S. E. or W.)  
and .....  $\pm$  200 feet ..... feet from the intersection of ..... Rocky Lane .....  
2. Zone or use district in which premises are situated .... R-4 .....  
3. Tax Map description of property: Section.... 37 ..... Block.... 1 ..... Lot.... 48 .....  
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:  
a. Existing use and occupancy ... Convent ..... b. Intended use and occupancy .. no change .....  
5. Nature of work (check which applicable): New Building..... Addition..... Alteration..... Repair..... Removal.....  
Demolition..... Other... XX Erection of 8' fence along property line to north and east  
6. Size of lot: Front..... Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard.....  
Is this a corner lot?... yes Total property about 51 acres  
7. Dimensions of entire new construction: Front..... Rear..... Depth..... Height..... Number of stories.....  
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....  
N/A  
Number of bedrooms..... Baths..... Toilets.....  
Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....  
If Garage, number of cars.....  
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use..... N/A .....  
.....  
10. Estimated cost .... \$20,000.00 ..... Fee .....  
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

### IMPORTANT

#### REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the

Address.....Campbell Hall, New York 10916.....Phone ..914-427-5894.....

State whether applicant is owner, lessee, agent, architect, engineer or builder:.....owner

If applicant is a corporation, signature of duly authorized officer.

*St. Andrew, A/H, V. Pres. of Corporation*  
(Name and title of corporate officer)

1. On what street is property located? On the Southeast section at intersection of Highway 94 and Forge Hill Road  
(N. S. E. or W.)

and  $\pm$  200 feet, feet from the intersection of Rocky Lane

2. Zone or use district in which premises are situated ....R-4.....

3. Tax Map description of property: Section....37..... Block....1..... Lot....48.....

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

a. Existing use and occupancy ...Convent..... b. Intended use and occupancy ..no change.....

5. Nature of work (check which applicable): New Building.....Addition.....Alteration.....Repair.....Removal.....

Demolition.....Other...XX Erection of 8' fence along property line to north and east

6. Size of lot: Front..... Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard.....

Is this a corner lot?...yes Total property about 51 acres

7. Dimensions of entire new construction: Front..... Rear..... Depth..... Height..... Number of stories.....

8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....

N/A  
Number of bedrooms..... Baths..... Toilets.....

Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....

If Garage, number of cars.....

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....N/A.....

10. Estimated cost ....\$20,000.00..... Fee .....  
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

## IMPORTANT

### REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

### CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspect gravel base under concrete floors, and underslab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5—Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.
- 6—Driveway inspection must meet approval of town Highway Inspector.
- 7—\$20.00 charge for any site that calls for the same inspection twice.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....  
Approved.....19.....  
Disapproved a/c.....  
Permit No. ....

Office of Building Inspector  
Michael L. Babcock  
Town Hall, 555 Union Avenue  
New Windsor, New York 12550  
Telephone 565-8807

Refer —

Planning Board.....  
Highway.....  
Sewer .....  
Water .....  
Zoning Board of Appeals .....

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date... December .8.....1986.....

INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of a Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

.....  
(Signature of Applicant)

Convent of St. Helena, P.O. Box 426

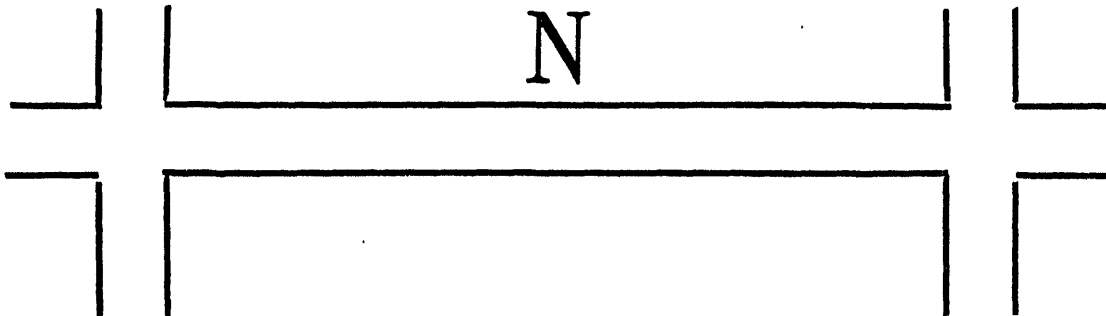
(Address of Applicant)

Vails Gate, N.Y. 12584

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Planning Board.....  
Highway.....  
Sewer .....  
Water .....  
Zoning Board of Appeals .....

Pursuant to New York State Building Code and Town Ordinances

Date..December..8.....1986.....

INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of a Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

.....*St. Andrew, OSH*.....  
(Signature of Applicant)

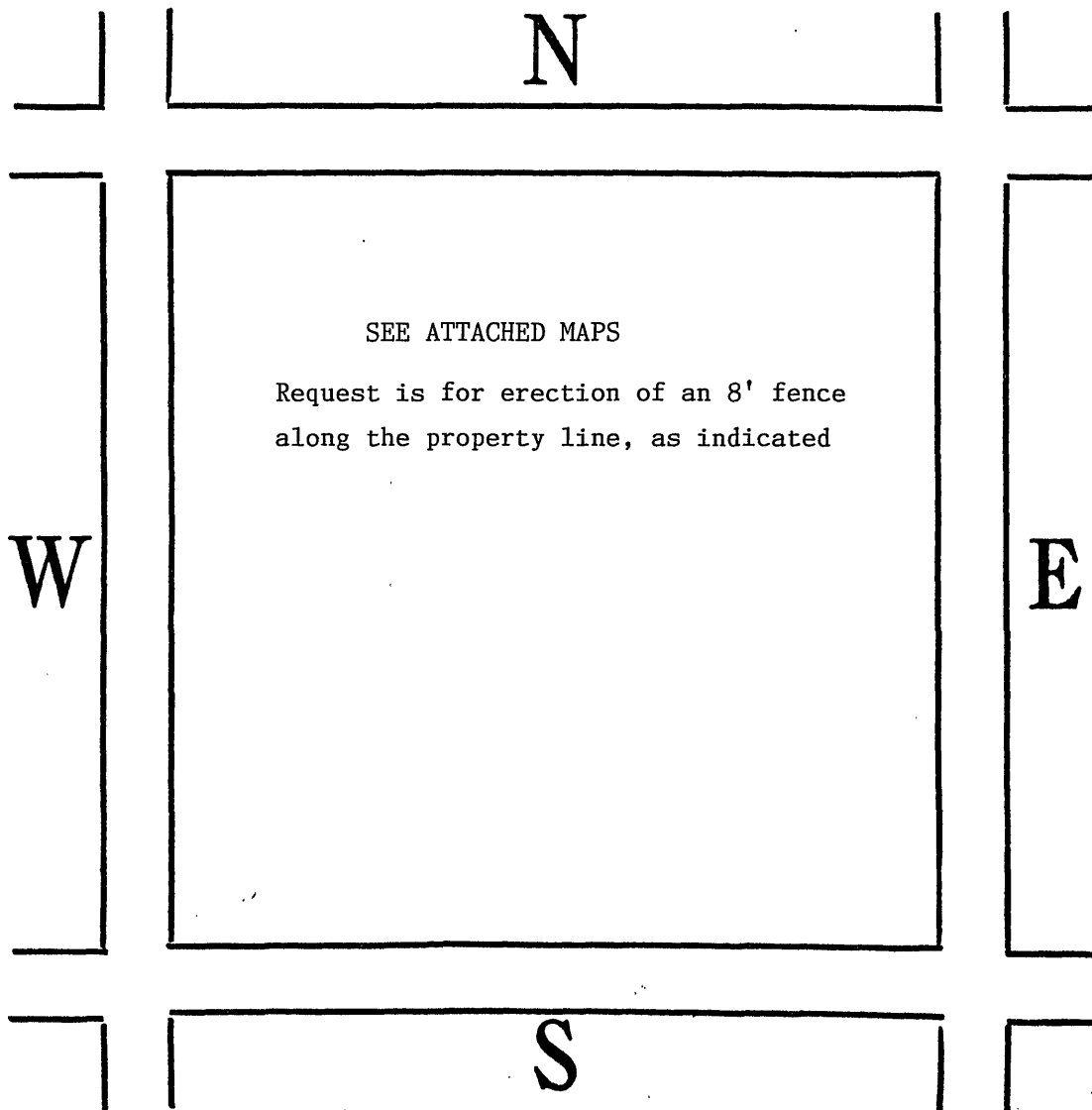
Convent of St. Helena, P.O. Box 426  
(Address of Applicant)

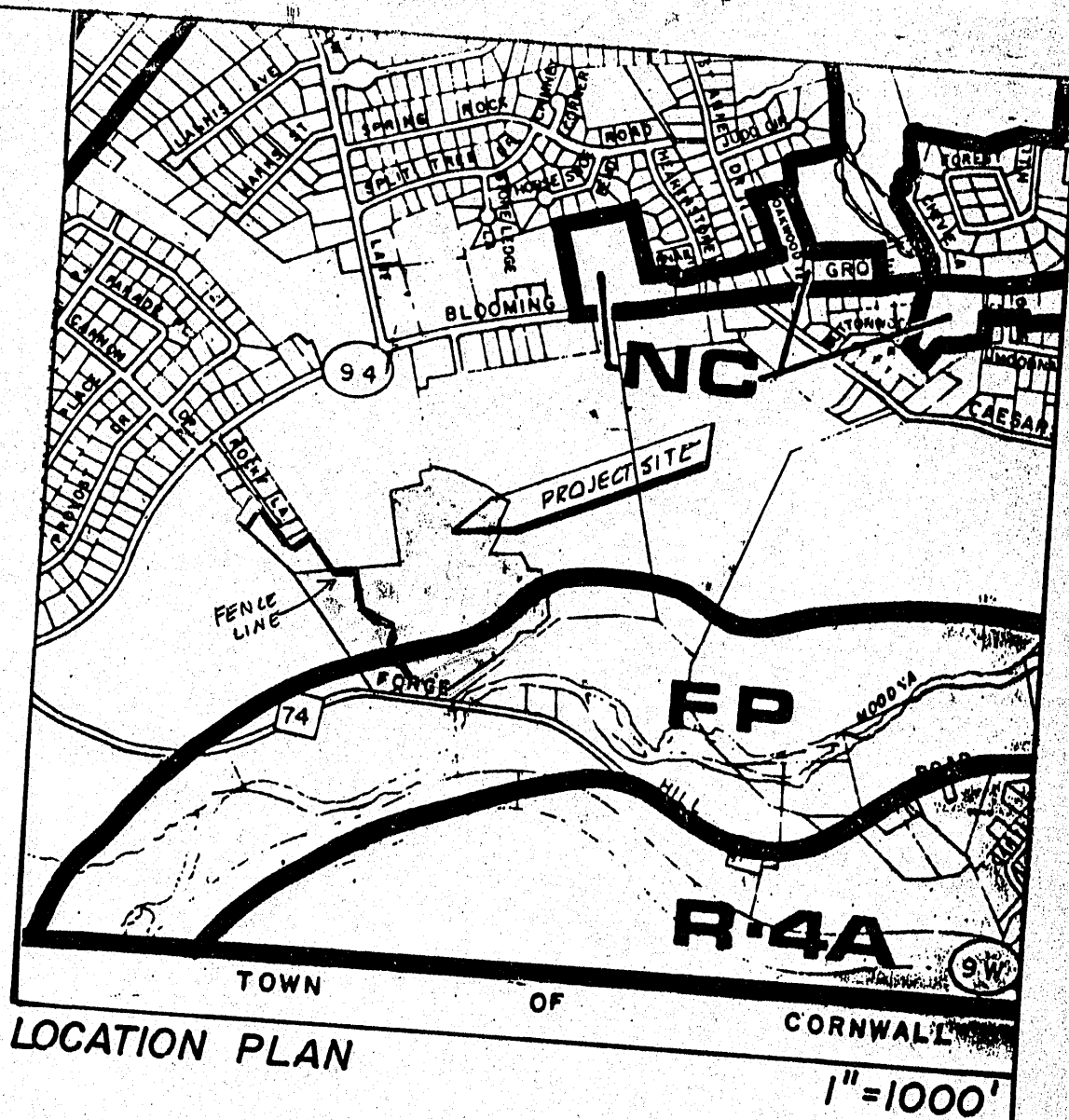
Vails Gate, N.Y. 12584

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.





SECTION 45

SECTION 49

